





RECORD OF NEGOTIATIONS

- April 17, 1972 - Initial letter, informing the D.C. Government of the Government's selection of the site, part of Square 570, for the United States Tax Court and intention to acquire additional land in the square belonging to the District, was mailed to Mr. Thomas F. Airis, Director of the Department of Highways and Traffic on April 17, 1972. (copy attached)
- May 10, 1972 - Mr. Robert A. Crouch, GSA Realty Specialist, met with Mr. A. R. Roth, Assistant Chief, Office of Engineering Division and Mr. William Compton, Chief, Right-of-Way Engineering Branch, both of the Department of Highways and Traffic to discuss the GSA draft of a formal agreement. Changes suggested by the D.C. officials were inserted for consideration. D.C. agreed to:
1. Prepare the formal agreement, Schedule "A" attachment and the survey.
 2. Request necessary permission from the Department of Transportation.
 3. Assemble and justify the cost to GSA.
- A 30 day target for completion of agreement was set.
- May 11, 1972 - Letter and GSA draft agreement mailed to Mr. Airis on May 11, 1972. (copy attached)
- May 15, 1972 - Letter from Mr. Airis to GSA, dated May 15, 1972, indicating unwillingness to finalize agreement until the resolution of the disagreement over the Government's intention to construct a canopy over the freeway on an airrights basis. (copy attached)
- May 16, 1972 - Mr. James W. McMahon, Chief, Land Purchasing Unit and Mr. Crouch met with Mr. Compton at which time the cost was estimated to be approximately \$50,000.
- June 8, 1972 - Mr. McMahon and Mr. Walter Luchaka, GSA Realty Specialist, met with Mr. Compton and Mr. Lance, his assistant, to explain the reasons for the Government's rejection of the District's stipulations, as stated in the General Counsel's memorandum dated May 24, 1972 copy attached. It was decided that GSA would prepare a simplified version of the agreement.

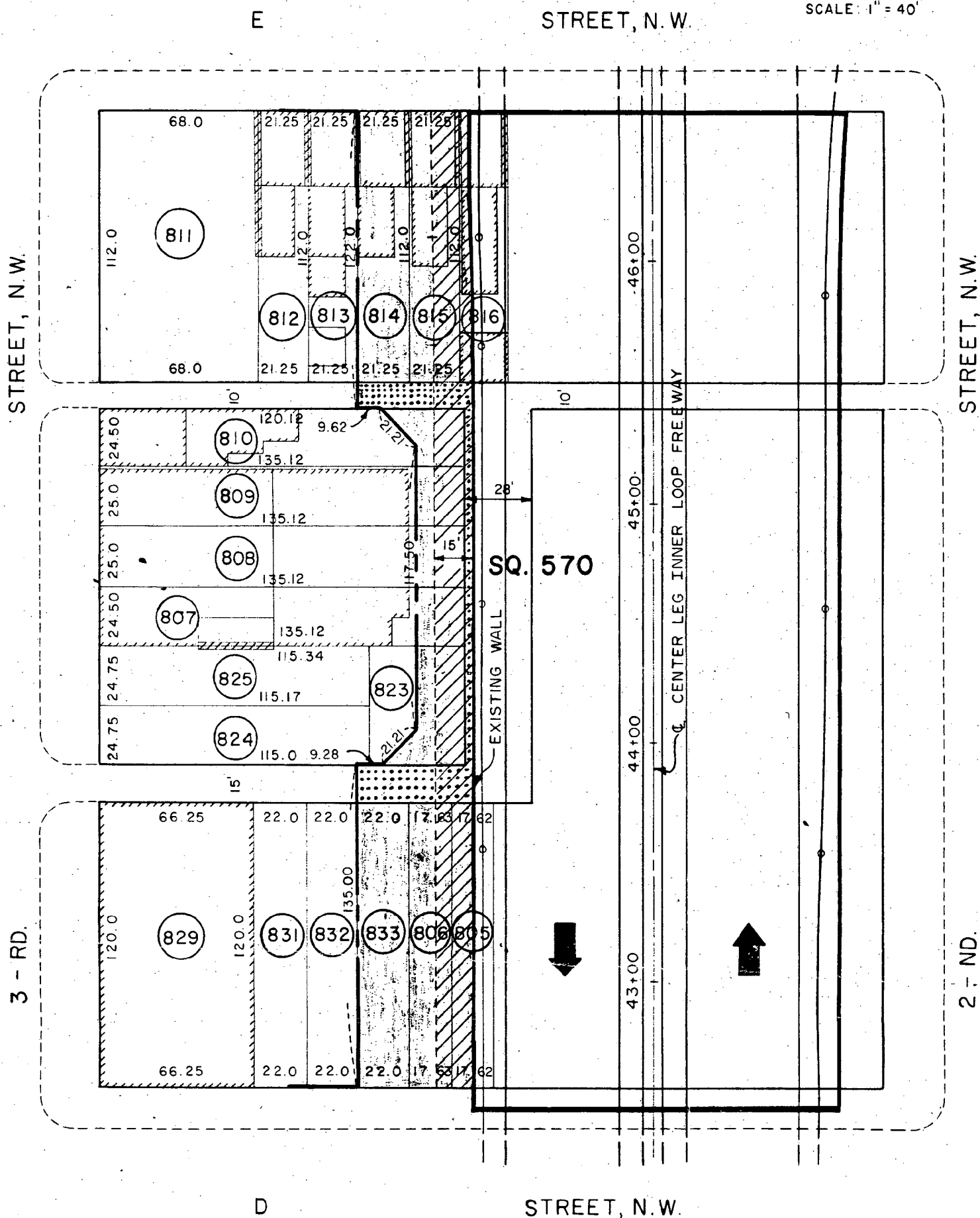
- June 12, 1972 - Letter and agreement mailed to Mr. Airis on June 12, 1972, indicating the Government's intention to initiate friendly condemnation proceedings. (copy attached)
- June 14, 1972 - Mr. Compton informed Mr. McMahon in a telephone conversation on June 14, 1972, that Mr. Airis was unwilling to act upon the agreement due to dissatisfaction with the Plaza, Phase II of the project.
- June 19, 1972 - Mr. Sawyer of the D.C. Government met with Mr. Harvell, Mr. Barton and Mr. McMahon. Mr. Harvell stressed the urgent need for the property and explained that the Plaza was Phase II and not a part of the construction of the building. Mr. Sawyer indicated he was not totally aware of this and that this changed their thinking. On this basis, Mr. Sawyer indicated the D.C. Government was agreeable to selling the property for \$50,000 to GSA. He also indicated he would have his staff contact Mr. McMahon today and finalize the agreement. Later in the day Mr. Tom Roth of the D.C. Government called and arranged a meeting for 9 a.m., June 20, 1972.
- June 20, 1972 - Mr. McMahon met with Mr. Tom Roth, Mr. Lantz and other representatives of the D.C. Government at which time the Formal Agreement was worked out to the satisfaction of GSA and the District of Columbia.

LEG

-  D.C. TO CONVEY BY DEED TO U.S. (G.S.A.)
-  D.C. TO CONVEY BY DEED TO U.S. (G.S.A.) SUBJECT TO AN EASEMENT.
-  ALLEYS TO BE CLOSED AND CONVEYED TO G.S.A.
-  ALLEYS TO BE CLOSED AND CONVEYED TO G.S.A. SUBJECT TO AN EASEMENT.



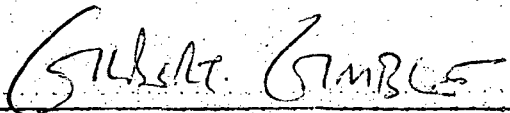
SCALE: 1" = 40'

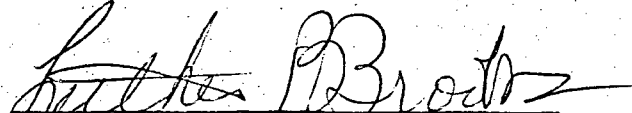


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE REAL PROPERTY ACQUISITION ADVICE				REAL PROPERTY IDENTIFICATION NO. Project No. 49925	2. DATE PREPARED 6/22/72
3. TO			4. FROM Space Management Division Office of Operating Programs		
5A. BUILDING NAME United States Tax Court				5C. CITY Washington, D.C.	
5B. ADDRESS OR LOCATION				5D. STATE	
6. REAL PROPERTY	A.	DATE ACQUIRED	DATE ADDITIONAL LAND ACQUIRED		
	PURCHASE	(1)	(2)	(3) PURCHASE PRICE \$2,548,600	
	B.	(1)	(2)	(3) FAIR MARKET VALUE \$2,080,000	
	TRANSFER	6/21/72			
7. DESCRIPTION OF PROPERTY					
A.	(1) NO. OF STORIES	AREA (Square feet)			
BUILDING		(2) GROSS	(3) NET ASSIGNABLE	(4) TOTAL NET	
B: LAND: LOCATION AND AREA <p>Land consists of a portion of Square 570 in the District of Columbia, bounded on the north by E Street, NW., on the east by land of the District of Columbia (being the westerly right-of-way line of Interstate No. 95), on the south by D Street, NW., and on the west by Third Street, NW., comprising all of Lots 811, 812, 813, 834, 835, 836, 837, 825, 824, 838, 829, 831, and 832; containing an area of 45,446 square feet, and two public alleys entering from the easterly side of Third Street, NW., and extending to the westerly boundary of said land of the District of Columbia, being a 10-foot alley lying between the southerly lines of Lots 811, 812, and 813, and the northerly line of Lot 834, containing an area of 1,103 square feet, more or less, and a 15-foot alley lying between the southerly lines of Lots 824 and 838, and the northerly lines of Lots 829, 831 and 832, containing an area of 1,654.5 square feet.</p>					
8. REMARKS (Include Appropriation Chargeable) <p>In a letter dated June 19, 1972, the Federal Home Loan Bank Board transferred custody and accountability of the property which the Office of Operating Programs, Public Buildings Service, General Services Administration accepted in a letter dated June 20, 1972, to be used as part of the United States Tax Court site.</p> <p>Appropriation Chargeable: 0.532.2.8110.326.49925</p>					
9. PREPARED BY (Signature) NANCY BENOIT				10. APPROVED BY (Signature)	

Approved as to Form:

Approved as proper charge against
Appropriation:


Assistant Corporation Counsel, D. C.


Acting Accounting Officer, D. C.
Office of Budget and Financial
Management

D. C. FORMAL AGREEMENT NO. HT 7206

THIS AGREEMENT, made and entered into this 23rd day
of June, 1972, by and between the DISTRICT OF COLUMBIA,
a municipal corporation, hereafter called "District", and the GENERAL SERVICES
ADMINISTRATION, acting for and on behalf of the United States of America,
hereafter called the "GSA".

WITNESSETH THAT:

WHEREAS, the GSA is desirous of acquiring fee simple title subject to an
easement in lands owned by the District located in Square 570 in connection
with the construction of the United States Tax Court Building, hereafter
referred to as the "Tax Court", said lands are shown on "Exhibit A", dated
June 20, 1972, attached hereto and made a part hereof; and

WHEREAS, the District has acquired certain lands in Square 570 for freeway
purposes; and

Land Conveyance for U. S. Tax Court

WHEREAS, the District has determined that the said land with the exception of certain portions thereof, are excess to the needs of the District; and

WHEREAS, the Public Buildings Act of 1959, 73 Stat. 479, as amended, authorizes the Administrator of GSA to acquire lands for use as sites for public buildings; and

WHEREAS, Public Law 92-49, approved July 9, 1971, made funds available for such purposes; and

WHEREAS, the District is willing to convey those excess lands, acquired for freeway purposes, to the GSA subject to the retaining of an easement for highway purposes, as shown on "Exhibit A", dated June 20, 1972; and

WHEREAS, the GSA has determined that it will require the use of certain portions of the easement area for both temporary and permanent construction.

NOW, THEREFORE, the parties hereto do mutually covenant and agree as follows:

ARTICLE I. DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE GSA:-

GSA shall:

Sec. 1. Institute condemnation proceedings in the United States District Court for the District of Columbia for acquiring those lands in Square 570 subject to an easement as shown on "Exhibit A", dated June 20, 1972, and subject to conditions described herein.

Land Conveyance for U. S. Tax Court

Sec. 2. Deposit with Clerk of the aforesaid Court the sum of FIFTY THOUSAND DOLLARS AND NO CENTS (\$50,000.00) as the agreed upon just compensation for the District's aforesaid lands.

Sec. 3. Obtain written approval of the Department of Highways and Traffic, D. C., hereafter called "Department", for any temporary and/or permanent use of the easement area prior to construction.

Sec. 4. Bear full costs of any repairs, replacement or modification to highway facilities required or resulting from the construction of the Tax Court.

Sec. 5. Maintain GSA facilities constructed within the easement area to the satisfaction of the Department.

Sec. 6. Obtain written approval of the Department for any revision in the design, construction or use in the easement area subject to concurrence by the Federal Highway Administration of the United States Department of Transportation, hereafter called "FHWA".

Sec. 7. As long as GSA funds are available, maintain any landscaping permitted within the easement area to the satisfaction of the Department.

Sec. 8. Assume responsibility for resolving with the FHWA any question of reimbursement for Federal-aid funds used in the original acquisition of the property to the satisfaction of the Department.

Sec. 9. Grant a permanent and perpetual three-dimensional easement not inconsistent with the highway easement to the Washington Metropolitan Area Transit Authority in the area in which a tunnel for a subway is now being constructed.

Land Conveyance for U. S. Tax Court

ARTICLE II. DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE DISTRICT:-

The District shall:

Sec. 1. Request approval for the release of those lands required by the District and required for the Tax Court from the FHWA and a waiver of the reimbursement of all Federal-aid funds received by the District for the acquisition of said lands.

Sec. 2. Retain a fifteen (15) foot easement, as shown on "Exhibit A" dated June 20, 1972, subject to the following conditions:

- a) The District retains the right, at all times, of ingress and egress for the construction, reconstruction, inspection, maintenance, repair and/or replacement of retaining walls, footings, and other related highway facilities.
- b) The GSA, subject to the written approval of the District, is granted the right to use the area for all purposes, not inconsistent with the highway facilities.

Land Conveyance for U. S. Tax Court

- c) The GSA shall not store nor permit to be stored any flammable materials within the easement area.
- d) The GSA shall maintain any landscaping permitted within the easement area, as long as GSA funds are available.
- e) The GSA shall obtain prior approval from the District for construction of any kind within the easement area.
- f) The GSA, subject to written approval by the District of its final plans and construction procedures, will be permitted to use portions of the easement area.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

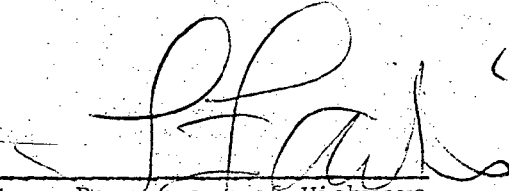
The Commissioner of the District of Columbia, appointed under Reorganization Plan No. 3 of 1967, having first considered and approved the foregoing Agreement, has directed the execution thereof in the name of said District of Columbia, by his Executive Secretary, who has hereto set his hand and affixed the seal of the District of Columbia hereto under authority of the Act of Congress entitled "An Act to Relieve the Commissioner of the District of Columbia of Certain Ministerial Duties" approved February 11, 1932.

Land Conveyance for U. S. Tax Court

(Seal of the District of Columbia)

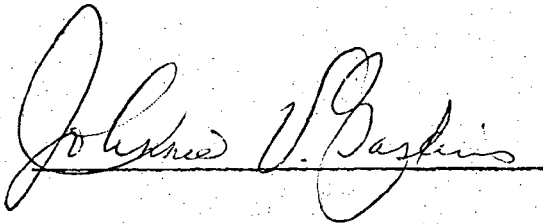
DISTRICT OF COLUMBIA
(a municipal corporation)

RECOMMENDED FOR APPROVAL:




Director, Department of Highways
and Traffic, D. C.

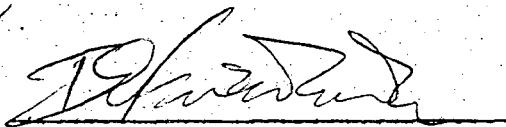
ATTEST:



John V. Basins


By _____
Executive Secretary,
District of Columbia


ATTEST:



I. E. Friedlander

I. E. Friedlander
Executive Director, PBS

GENERAL SERVICES ADMINISTRATION


By _____
ACTING Commissioner,
Public Buildings Service

Land Conveyance for U. S. Tax Court

HT 7206